

PRELIMINARY

COMMUNITY PLANNING,  
HOUSING & DEVELOPMENT  
PLANNING DIVISION WORK PROGRAM  
UPDATE

Calendar Year 2025 (spanning FY25-FY26)

**DRAFT**

Long Range Planning Committee

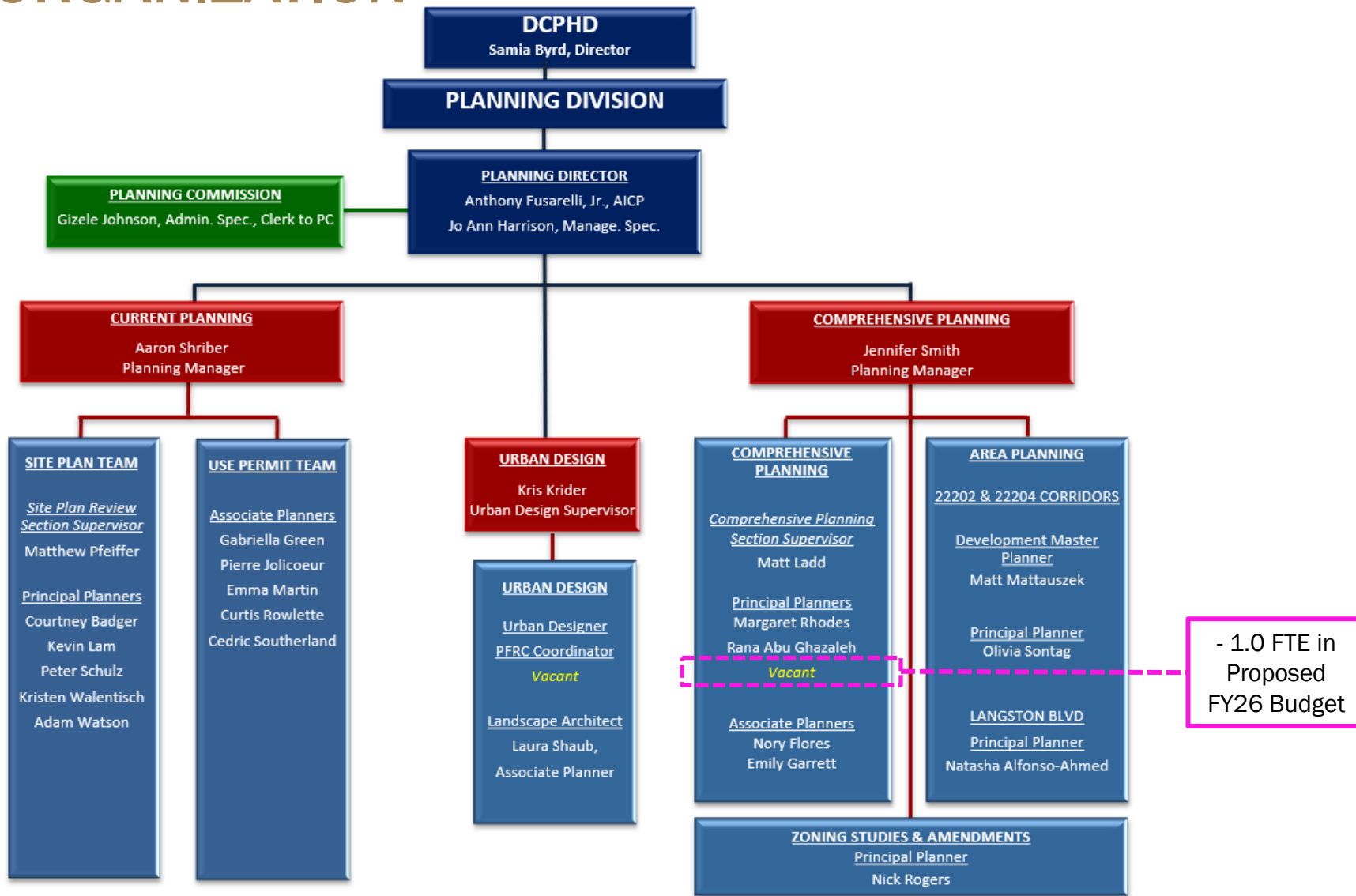
February 26, 2025 Meeting

(posted 02/25/2025)

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# 1. ORGANIZATION



# 1. CY2024 PROJECT COMPLETION HIGHLIGHTS

## Development

Nine (9) Site Plans / UP Developments approved

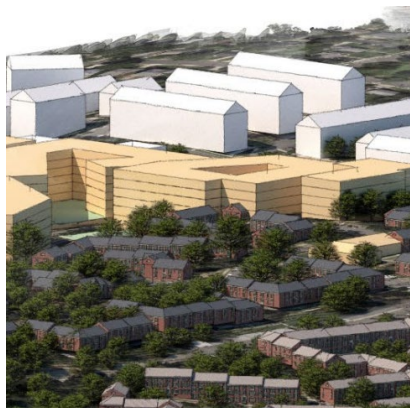
## Long Range Planning

Barcroft MFDL Land Use Analysis + Vision Plan Updates

Melwood Site Special GLUP Study

Missing Middle Housing Study – EHO Annual Report

Pentagon City Sector Plan (readoption)



## Zoning Ordinance Amendments\*

Zoning Fee Schedule updates

Green Building Standards for FBC Projects

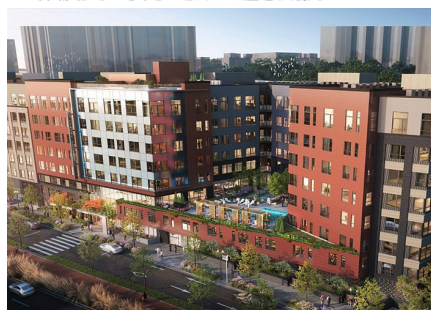
Elder Care and Parking Standards for FBC Projects

C-O Rosslyn Updates (10 FAR+)

RA and R2-7 District Non-Conformities

C-O Crystal City Building Height (South Fern Street)

Child Care Initiative ZOA (January 2025)



\* Excludes ZO Amendments led by Zoning Division and AED/CPHD DIR

## Urban Design Initiatives

Reference Guide to Landscape Standards

## 2. 2025 KEY WORK PROGRAM CONSIDERATIONS

1. **Timely manage non-discretionary development review services** (*site plans (and amendments), use permits (+ reviews), administrative changes, etc.*)
2. Focus **major long-range planning work on top 2 -3 priorities**, before adding new initiatives
3. Evolve **Commercial Market Resiliency Initiative into Economic Resiliency** (*prioritize regulatory, procedural, and policy updates*)
4. Advance several **targeted zoning studies** to address known challenges and opportunities
5. Reflect more limited services from **reduced staffing**, and grow capacity (*professional development, cross training*)
6. **Reserve flexibility** to initiate unanticipated planning / zoning studies

## 2. CENTERING EQUITY IN OUR WORK

1. Applying the racial equity lens through our work
2. Conducting equity analyses in evaluating potential policy and regulatory changes
3. Negotiating and evaluating community benefits from site plan developments mindful of equity impacts
4. More inclusive engagement through long range planning efforts and site plan reviews
5. Following regional equitable development principles towards eliminating, reducing and preventing disparities
6. Expansion of data tools and resources in support of Division's equity-forward efforts (*ie, Community Vulnerability Index Map*)



# 3. DEVELOPMENT REVIEW

## Ongoing Priorities | Major Site Plan and Use Permit Applications

Approved CY 2024/25	10
Red Lion Inn	
1129 N. Utah Street	
10. S Glebe Road (Goodwill)	
1840 Wilson Boulevard	
701 12 <sup>th</sup> Street South	
Pentagon Centre PDSP	
Crystal Houses 7 and 8	
2801 Columbia Pike FBC-UP	
2300 9 <sup>th</sup> Street South FBC-UP	
Melwood Site Plan	

Active	11
Barcroft Reno FBC-UPs, NC #1	
2480 S. Glebe Road	
3033 Wilson Blvd.	
RiverHouse Neighborhood	
1601 Fairfax Drive	
3130 Langston Blvd.	
2500 Wilson Blvd.	
Shirlington House	
4601 Fairfax Drive	
1901 Fort Myer Drive	
FRIT Shirlington Streetscape	

Conceptual Site Plan	1
Crestmont Apartments	

Anticipated	11
6 additional site plan applications	
3 Barcroft N-FBC/FBC UP applications, renovations	
1 Barcroft N-FBC/FBC UP applications, new construction	
1 additional N-FBC/C-FBC UP application	

On Hold	8
2111 Richmond Hwy	
1616 N. Fort Myer Drive	
Fort Henry Gardens	
2451 Crystal Drive*	
YMCA /3400 13 <sup>th</sup> Street N	
1001 S. Glebe Road (FBC-UP)	
Wakefield Manor	
3140 Washington Blvd.	

Preliminary	2
Adaptive Reuse/Conversions	

### Year-Over-Year Pipeline Development Comparison

	Feb. 2022	Feb. 2023	Feb. 2024	Feb. 2025
Active Site Plan/UP Reviews	7	13	10	11
Preliminary Site Plan/UP Reviews	3	2	3	2
Anticipated (including Conceptual)	10	16+	16+	11
On-hold	2	3	4	8
<b>TOTAL</b>	<b>22</b>	<b>34+</b>	<b>33+</b>	<b>32</b>

\* Includes CC Block Plan (or Amendment)



# 3. DEVELOPMENT REVIEW

## Ongoing Priorities | Procedural and Regulatory Updates

### 2025 Key Priorities\*

Administrative Regulation 4.1 Update (*Completed 1<sup>st</sup> Qtr CY2025*)

Extensions of Approved Site Plans (*absent VA Code auto-extension*)

FBC AR 4.1.2 Updates (*re Phased Development Use Permit, other updates*)

Clarendon Live Entertainment Group (*County Board review cycle*)

Standard Site Plan Conditions Update

\* Work items will be sequenced as needed, w/ potential for limited simultaneity

### Ongoing

Applications Acceptance/Customer Service Center Support/Permit Arlington Collaboration

Minor Site Plan Amendments / FBC Use Permit Amendments

Use Permit Applications (and scheduled reviews)

Administrative Change / Landscape Plan Reviews

Fee Analysis Implementation FY2026 / Additional Amendments for FY2027

Project Tracking Enhancements (*ie digital site plan folders*)

Application Plan Submission Requirements



# 4. LONG RANGE PLANNING/GROWTH MANAGEMENT

## Ongoing Priorities | Studies and Initiatives

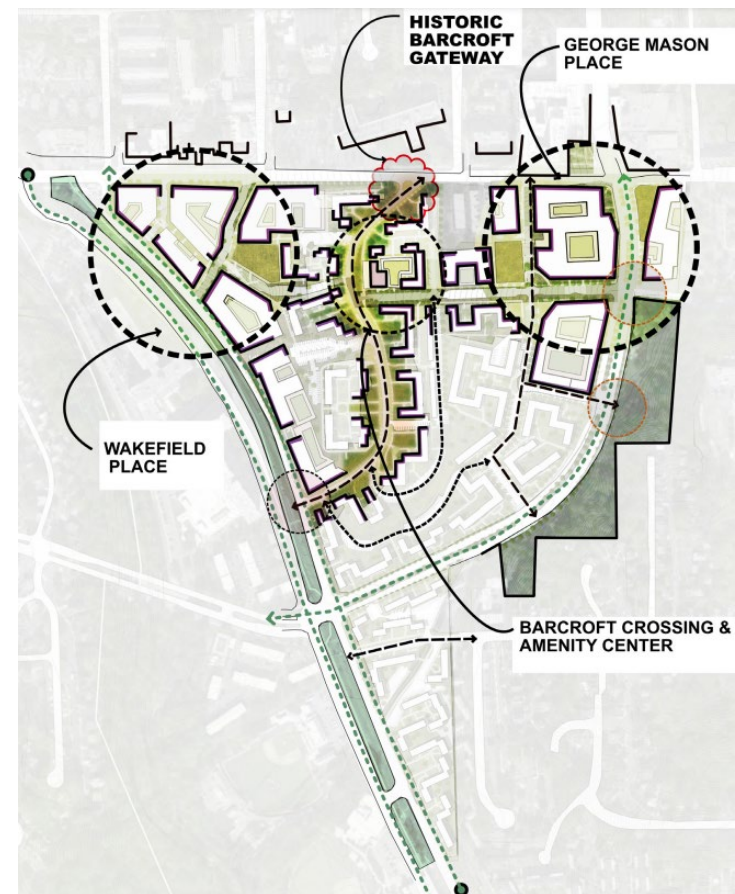
2025-26 Priorities	Target Completion
Special GLUP Study Policy/Process Review	2025 Q2
Comprehensive Plan Update – Phase 1 ( <i>includes scoping Phase 2 GLUP Update</i> )	2025+
Low Residential Study ( <i>Re Impervious Area and Tree Canopy</i> )	TBD
Upcoming Priorities	Target Completion
Comprehensive Plan Update – Phase 2, GLUP Update	TBD
2025/26 Special GLUP Studies	Target Completion
6045 Wilson Blvd. Special GLUP Study	2025 Q1
1320 North Courthouse Road Special GLUP Study	TBD
Anticipated / Unanticipated Applications (1-2)	TBD

# 4. LONG RANGE PLANNING/GROWTH MANAGEMENT

## Barcroft Apartments Land Use Analysis (MFDP)

### KEY LAND USE MILESTONES

1. July 2024 County Board Approval of:
  - Master Financing and Development Plan (MFDP)
  - Updates to Columbia Pike Visioning Documents
  - RTA for Comprehensive Plan Element Amendments
2. Feb. 2025 County Board Approval of:
  - FBC + N-FBC, GLUP, and MTP Updates/Amendments
  - First New Construction FBC Use Permit (4230 Columbia Pike)
  - Loan Reallocation
3. Later in 2025+; County Board Consideration of:
  - 3 additional N-FBC UP, Renovation proposals
  - 1 additional N-FBC UP, New Construction proposal
  - Phased Development Use Permit across Barcroft Property



# 4. LONG RANGE PLANNING/GROWTH MANAGEMENT

## Comprehensive Plan Update – Phase 1 of 2

- Inclusive, layered engagement
- Develop an Introductory Chapter

Topics include:

- **Arlington in Context: Existing Conditions Data, Trends and Projections**
- **County’s Strengths, Weaknesses Opportunities and Challenges (SWOCs)**
- **Updated Policy Framework**, building from Arlington 2050 initiated in 2024
  - New, people-centric guiding principles to replace existing goals/objectives and align with community values and priorities related to:
 

<i>Liveable built environment</i>	<i>Harmony with nature</i>
<i>Interwoven equity</i>	<i>Economic resilience</i>
<i>Healthy and safe community</i>	<i>Responsible regionalism</i>
  - A general overview of how the 12 Elements support the overarching principles and outlining a process for **Future Comprehensive Plan Updates**



**Arlington2050**  
**Guiding Our Path**  
 Arlington County's Comprehensive Plan Update

- **Develop preliminary scope of work for Phase 2: GLUP Update**
- **No changes to individual Plan elements, other than the GLUP as noted**

# 4. LONG RANGE PLANNING/GROWTH MANAGEMENT

## Comprehensive Plan Update – Phase 2 of 2

### Updates to the GLUP\*

Preliminary Outcomes:

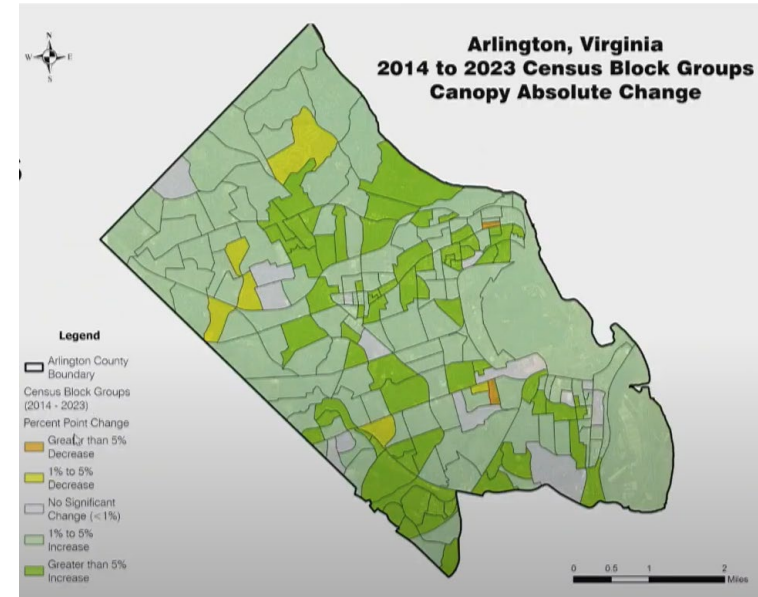
- Update land use and placemaking goals to reflect Arlington’s vision for growth and development, in alignment with Comprehensive Plan overarching framework
- Update range of land uses, introduce typologies
  - Convey typologies’ character and expectations more clearly
  - Establish new or broader land uses in focused areas to reinforce new Comprehensive Plan framework
- Establish implementation steps to align future plans, policies and regulations with GLUP update:
  - GLUP Amendment processes
  - Zoning Ordinance
  - Area/Sector Plan updates
  - New planning initiatives

\*Consultant assistance expected

# 4. LONG RANGE PLANNING/GROWTH MANAGEMENT

## Low Residential Development Study

1. Exploration of potential zoning solutions to influence **better outcomes** in Residential districts to achieve **County goals for stormwater management and tree canopy**.
2. **Interdepartmental partnership** with DES, DPR, and CPHD
3. Focus on adding new **Impervious Area Limits** to the ACZO, while considering other focused adjustments
4. Advance next steps following action on **County Board-approved Charge**



## 5. ZONING STUDIES

### 2025-26 Priorities

Barcroft MFDP related FBC and N-FBC Amendments

Definition of Family (*Household Composition*)

Classes and Instruction Uses in R-Districts

Plan Langston Boulevard – Plan Implementation

Article 14 Landscape Standards

Major Amendment/Minor Amendment/Admin. Change (MMA) Thresholds

### Upcoming Priorities

Low Residential Study (Zoning Ordinance Amendment implementation)

### Ongoing Administration

*Technical Amendments*

*Text Clarifications and Corrections*

*Map Updates and Corrections\**

\* Non-Planning Division Lead

# 5. ZONING and RELATED WORK

## Economic Resiliency and Growth (aka CMRI)

2024 Accomplishments	Completion
Adaptive Re-use, Policy and ZOA adoption*	2024 Q4
ZOA re Parking Ratios – select uses*	2024 Q2
ZOA re Shared Parking / Off-site Parking*	2024 Q2
ZOA re Outdoor Visual Entertainment*	2024 Q2

2025-2026 Priorities	Target Completion
Adaptive Re-use implementation	Ongoing
Major SPAs/Minor SPAs/Admin Changes (MMA)	
- Landscape and Façade Plans– Process Mapping/Improvements	2025
- Records Management/Data Tracking Improvements	Ongoing
- Conditions Alignment w/ Retail Policy ( <i>including transparency reqs</i> )	2025
- ZOA Definitions of Major Amendment vs. Minor Amendments	2025-26
- Administrative Change Application Requirements/Guidance	2025
Signage*	

\* Non-Planning Division Lead



# 6. ONGOING/UPCOMING PLANNING SUPPORT

## Support for Planning Initiatives Led by Others

Public Space Master Plan Update and Implementation (DPR)	Ongoing
Arlington's Transportation Future ( <i>aka MTP Update</i> ) (DES)	Ongoing
Forestry and Natural Resources Plan Implementation (DPR)	Ongoing
CMRI Additional Initiatives for 2025+ (AED)	Ongoing
Public Art Master Plan Implementation (AED)	Ongoing
Public Facilities Implementation (case-based) (DES/DPR)	Ongoing
Vision Zero Action Plan Implementation (DES)	Ongoing
Green Building Incentive Policy Update (DES)	Ongoing
Flood Resilience Design Guidelines (DES)	Ongoing
Chesapeake Bay Preservation Ordinance Updates (DES)	Ongoing
Urban Design Team Support for Non-CPHD led projects ( <i>for example, WETA EDI Grant Agreement Placemaking Incentives, Arlington Ridge Rd. bridge, Old Glebe Rd. bridge, etc.</i> )	Ongoing
Biophilic Cities Network / Implementation	Ongoing
DesignArlington	2025/26

# 6. ONGOING/UPCOMING PLANNING SUPPORT

## Good Governance

### Supporting Commissions/Committees and Community Groups

- Planning Commission (PC) (including LRPC, SPRC, and ZOCO)
- Joint Facilities Advisory Commission (JFAC)
- Crystal and Pentagon Cities Council (CPCC)
- Public Facilities Review Committee (PFRC)
- Form Based Code Advisory Working Group (FBC AWG)
- Clarendon Live Entertainment Group (CLEG)
- NAIOP / Arlington County Coordination

### Commission / Community Info and Education

- Various Sessions Supporting PC and Broader Community Understanding on Planning Elements

### Periodic Plan Updates and Outside Agency Submission Reviews

- Review of Adjacent Jurisdiction Plan Updates
- Biannual GLUP Updates

### Staff Training and Professional Development

- APA National Conference
- Virginia / NCAC APA Conferences
- American Society for Horticultural Science



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